



COMMISSIONERS

Robert Vice, Chair
Scott Kremer AIA, Vice Chair
Bob Bajandas
Phillip Bills, AICP
Chris Hartman
Ross Primmer
Jay Stottman
Hon. Tina Ward-Pugh
Alicestyne Turley
Joanne Weeter
Jim Mims, Director of Codes & Regulations

STAFF

Sharonda Duerson:
Management Assistant
Darnell Farris:
Architectural Project Coordinator
Becky Gorman:
Preservation Specialist
Cynthia Johnson:
Historic Preservation Officer
Robert Keesaer AIA:
Urban Design Administrator

Louisville MetroHistoric Landmarks and Preservation Districts Commission

-Annual Report: 2012-

Change and Adaptability

The year 2012 was marked with change and adaptability; seeing modifications to the designation process of Individual Landmarks and highlighting a need to further promote the historic resources of our city. Economic challenges continued through 2012, but construction investment within the districts continue to grow from 2011. The private investment in home additions, garages, carriage houses, decks, and restoration improvements remained strong.

In 2012, the Landmarks Commission saw the rehabilitation and revitalization of numerous historic buildings in the Preservation Districts, as well as Individual Local Landmarks. The important awareness of Mid-Century Modern structures continues as the 2012 designation of the Hogan's Fountain Pavilion followed the Twig and Leaf designation in 2011. These unique post-war structures built in the late 1940's through mid 1960's will continue to gain historic significance in the years to come and highlight a need for more public awareness. Staff's continuing support of the 100 Block West Main Street Whisky Row development will be key to enabling the expansion of the 'Bourbon Trail' which will help to provide momentum for Louisville's growth in tourism.



One of the biggest changes for the Commission this year was the retirement of long-time staff member Richard Jett who served as the Landmarks Historic Preservation Officer. Richard worked for the Landmarks Commission for 12 years starting in 2000 with Jefferson County pre-merger. Prior to joining the Commission, Richard worked for the Kentucky Heritage Council. Richard's institutional knowledge, positive energy, and passion for preservation inspired others around him. Richard's, a.k.a. "Metro Jett," unique combination of skills and talent will be missed.

The Metro Landmarks Commission members invest countless hours in support of the city's historic preservation, unfortunately two commissioners stepped down this past year. Ross Primmer and Alicestyne Turley, all valued members of the Commission, will be missed for not only their experience but also for their expertise.

Finally; a "**Big Thank You**" to all of the Landmarks Commissioners, Architectural Review Committee members, and neighborhood supporters who through their generous gifts of time and talents help preserve our city's history and culture for future generations.

"The Metro Council declares as a matter of public policy that the preservation, protection, perpetuation, and use of neighborhoods, areas, places, structures, and improvements having a special or distinctive character or a special historic, aesthetic, architectural, archeological, or cultural interest or value and which serve as visible reminders of the history and heritage of this Metro Government, commonwealth, or nation is a public necessity and is required in the interest of the health, prosperity, safety, welfare, and economic well-being of the people."

Louisville Metro Ordinance 32.250 Excerpt—Public Purpose of the Commission

Local Designations



Mills-Stout House constructed in 1870 by Henry Mills, this property is a surviving example of the Floyds Fork town of Seatonville. The Landmarks Commission was asked to consider its designation in January 2012 from a petition request. While the property represents one of the few remaining vestiges of Seatonville, the house has undergone significant changes that impacted its historic integrity. The Landmarks Commission held three meetings concerning the designation. In April 2012, the Commission voted not to designate the property due to the loss of integrity.



Roscoe Goose House built c 1890, and the house is located just east of Churchill Downs at 3012 S. Third St. The Landmarks Commission reviewed the petition-initiated request in May 2012. The significance of the house is associated with its long-time owner, Roscoe Goose. The "Golden Goose" was a noted Kentucky-born jockey who rode to fame in the 1913 Derby on Donerail. Roscoe Goose lived at the house during the height of his career until his death in 1971. The house and property were designated as an individual local landmark by the Landmarks Commission.



Hogan's Fountain Pavilion The Commission considered the request of a petition for designating the Hogan's Fountain Pavilion located in Cherokee Park at a public hearing in September 2012. Locally referred to as the "Teepee", this mid-century modern structure serves as a picnic shelter. Designed by local architect, E.J Schickli, the pavilion is characterized by its exaggerated conical roof and eight laminated beams that form the structure, and are anchored by stone veneer piers. The Commission voted in favor of designating the structure as an individual local landmark.

National Register Nominations



Jefferson Jacob School

The Landmarks Commission considered the nomination of the Jefferson Jacob School in April 2012. Located near Prospect, the building is associated with the development of rural African-American school program established by Julius Rosenwald. The main building was constructed in 1918 and a separate kitchenette building was built in 1919. The property was nominated under Criterion A in the area of Education. The Commission voted to support the nomination.



Southside Drive Lustron House The Landmarks Commission considered the nomination of a Southside Drive Lustron house at the April 2012 regular meeting. Representative of a unique form of prefabricated housing from the Post-World War II era, the Lustron's signature porcelain enamel panels define the architectural character of this house. The property was nominated under Criterion C in the area of Architecture. The Commission voted to support the nomination.

Jefferson County Historic Resources Survey

Mid-twentieth century buildings such as houses, institutions, offices, apartments and industrial buildings, as well as the associated cultural landscapes are coming of age for eligibility to the National Register of Historic Places. There is an increased emphasis on creating methods for evaluating these resources. Having a property listed on the National Register of Places, provides access to Historic Rehabilitation Tax Credits and strengthens the community's heritage tourism assets. The Louisville Metro Department of Planning and Design Services (PDS) continues to administer a project to develop survey techniques applicable to documenting mid-20th century historic resources and cultural landscapes and to evaluate their significance. In addition to the post-World War II survey, a less extensive sampling of subdivisions from the 1900-1930 time periods will be included for context development as well as for the survey record. The survey and documentation techniques developed in this project will become critical local planning tools as well as valuable tools for evaluations of NRHP and local landmark eligibility. This project will ensure that Louisville keeps pace with the understanding of its built environment and retains its position as a preservation leader.

Through consultation with Metro Historic Landmarks Commission (LC) and Kentucky Heritage Council (KHC) staff, the survey team from the Kentucky Archaeological Survey (KAS) selected a representative sampling of post-World War II era subdivisions along Bardstown Road and Dixie Highway. A draft of the survey and historic context was submitted in the last quarter of 2012. The document provides an evaluation of selected areas for their eligibility to the National Register of Historic Places. A final version of the survey study is expected in the first half of 2013.

Landmarks staff is working on methods to provide user-friendly information to the public about these newly recorded resources, as well as the existing inventory of historic properties in Jefferson County. Staff completed GIS training in 2012 to improve data sharing and mapping availability for Metro's historic resources.

Staffing

The Commission's Staff experienced several changes in addition to the retirement of longtime Landmarks fixture, Richard Jett. Bob Keesaer was promoted to Urban Design Administrator as Dave Marchal transitioned to Construction Review Manager for Codes and Regulations. Cynthia Johnson was promoted to the Historic Preservation Officer position. Staff Landscape Architect Sherie Long transferred to the Metro Development's Site Plan Team. Darnell Farris and Sharonda Duerson remain as key staff. The Historic Preservation Specialist position was filled in 2012 by Becky Gorman. Becky brings a great deal of expertise to our team from her previous position at the State's Historic Preservation Office. The Landmarks staff also had the support of a summer intern, Laura Humphrey, in 2012.

Public Outreach

The Commission engaged with the public in various ways in 2012 and continues to explore new avenues. To name a few:

- Daily interaction with the public/district residents regarding historic preservation practices, design processes, and on-site evaluations.
- Architectural Review Committees—conducted 23 case hearings plus additional ARC meetings for continued cases. The newly implemented SIRE system, the digitization of case documentation (Winter 2013), and the roll-out of our updated data system Hansen 8 (Spring 2013) will increase the amount of information available to the public through the Planning and Design Services website.
- Renovate Louisville—2 new episodes “Cherokee Triangle House Addition” and “Louisville's Mid-Century Modern Homes and Buildings” aired in 2012 on Metro TV channel 25 and were posted on YouTube. A new episode in final production, “The Economic Impact of Renovating Historic Commercial Buildings,” will present a positive and informational segment to the business and development community and is expected to air in late February 2013.
- Clifton—multiple task force meetings evaluating and revising the Clifton Design Guidelines were completed in 2012. The proposed revised design guidelines are in the editing stage with plans to bring them before the Clifton ARC and eventually the Landmarks Commission in 2013.
- Landmarks staff participated Preservation Louisville's “Hands on History” series with two sessions related to additions and Landmarks 101. Additionally, Landmarks staff gave a presentation on researching historic houses at the LFPL's first “How-To Festival” in May, and also the same presentation at the St. Matthews Library in November. Landmarks staff also gave lectures to two University of Louisville graduate-level classes in History and Planning, as well as a presentation to the Georgia Tech School of City and Regional Planning students concerning Landmarks.

Applications for Certificates of Appropriateness

In 2012, applications for Certificates of Appropriateness continued to follow the pace of the previous year, reflecting improvement in the rehabilitation construction sector. The case total was 207 (205 in 2011; 195 in 2010; 178 in 2009; 204 in 2008; and 220 in 2007). The general trend demonstrates that case loads continue to return to pre-recession levels, signifying that there is a distinct interest in preservation investment. Each district generally had slight increases in the number of applications over the previous year with the greatest increase taking place in Clifton which saw an increase of 5%.

The total value of all projects was approximately \$5,794,249 million* in 2012. The overall value for preservation projects or capital investment increased \$ 489,749. from 2011. The increase in applications is due in large part to home owners investing in improvement projects that include: additions, garages and carriage houses, decks, fencing, windows, and roof replacements.

Two applications for a Certificate of Appropriateness were appealed to the Landmarks Commission. In both cases, the appeal was based on an approval of a Certificate of Appropriateness by the ARC. Each case was reviewed by the Landmarks Commission and the original ARC's decisions were upheld.

*Project value information is supplied by applicants.

DISTRICT	STAFF REVIEWS	COMMITTEE REVIEWS	TOTAL RE- VIEWS (2011)	ESTIMATED VALUE*
Butchertown	14	1	15 (17)	\$604,767.
Cherokee	50	6	56 (55)	\$1,416,872
Clifton	42	9	51 (46)	\$983,812
Individual	4	1	5 (5)	\$1,077,350
Limerick	1	1	2 (1)	\$75,000
Old Louisville	69	5	74 (73)	\$1,452,948
Parkland	0	0	0 (0)	\$0
West Main	4	0	4 (7)	\$183,500

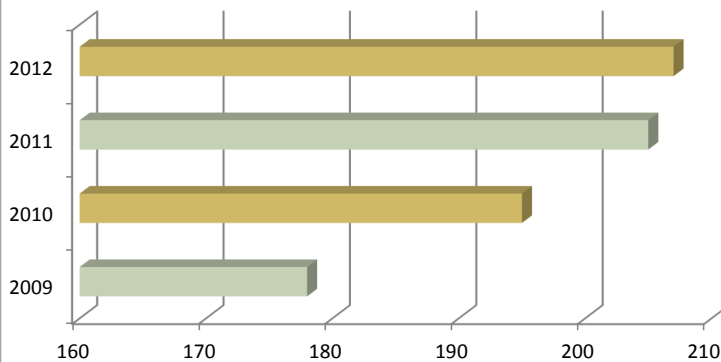
Review of Demolition

In 2012, the Landmarks Commission staff reviewed properties being considered for demolition by Louisville Metro including visual and photo surveys, development of rehab estimates, and documentation. Staff reviewed these public demolitions in accordance with Section 106 of the National Historic Preservation Act and pursuant to Programmatic Agreement with the Kentucky State Historic Preservation Office (SHPO). In 2012, the team reviewed 143 historic structures determining that 75 were contributing, and made the following analyses and conclusions:

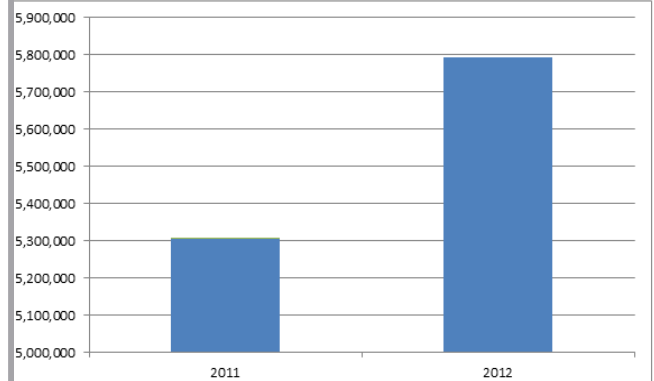
- 10 Structures were found to be historic structures in good candidates for rehabilitation.
- 21 Structures were found to be severely deteriorated and recommended to the SHPO for demolition. Staff provided costs estimate to rehabilitate. All of these structures to date have been approved for demolition by the SHPO. Structures approved for demolition by the SHPO were documented by staff with Kentucky Historic Resources Survey Forms prior to removal. Staff also prepared 9 survey forms for historic buildings that were declared emergency demolitions.

Staff reviewed 123 private demolition applications for historic structures to determine the necessity of 30 day public notice. As a part of the review, notifications alerting interested citizens of these private demolitions are processed by staff.

Volume of Cases Reviewed Since 2009



Capital Investment in Projects from 2011-2012



Significant Issues and Recommendations

In an effort to achieve its Public purpose, the Commission utilizes expertise, passion, and authority to actively engage with the citizens of the community on a daily basis. Resulting from these efforts the Commission has identified several significant and ongoing issues requiring corrective measures developed specific recommendations and initiatives to address these issues.

1. **Vacant and Abandoned Properties.** The number of abandoned properties has continued to rise as a result of the economic recession. These properties now effect a majority of the Preservation Districts and their potential loss through fire or emergency demolition impact the cultural and historic assets of our community. For 2013, Metro Government will be utilizing funding from the Bloomberg Grant to support a study being prepared by RKG Associates to develop a strategic plan for demolitions and foreclosure properties. This strategic plan is expected to be released in the Spring of 2013.
2. **Traditional and Social Media.** The world of communications has drastically changed within just the last 5 years. The speed of which either correct or incorrect information can be presented to the public is staggering. The Staff and Commission need to work together to make sure that correct and accurate information is communicated and that questions from traditional and social media are addressed in a uniform and professional manner. Social media outlets such as Facebook and YouTube can actually have far more long-term impact. Both from a positive and negative perspective. The Landmarks staff is uniquely fortunate to have a media partner with Metro TV and the ability to further use social media as a public outreach and educational tool.
3. **Clarification of Economic Impacts.** As an element of public education, the economics of preservation play a particular role in the more complete understanding of preservation by property owners, developers, and Metro agencies. Specific economic data research, and conclusions should be compiled for presentation and public discussion. In 2012 the Commission: utilized Metro's information and development tracking system to quantify the economic impacts of projects in preservation districts.
4. **Partnerships.** Growing interest in local and national designation, expanding efforts in public education, and increasing involvement in community planning and review in a climate of increasingly limited budgets for activities and staffing creates many challenges. The Commission should continue to foster partnerships with other historic preservation professionals and organizations to leverage available resources in addressing significant issues. In 2012 the Commission: partnered with the Preservation Louisville by participating in the "Hands on History" workshops; area historic house museums by providing technical assistance and serving on advisory committees at Locust Grove, Riverside—the Farnsley Moremen Landing, the Little Loomhouse, and Blackacre; the Louisville Historical League and Louisville & Jefferson County Environmental Trust via board membership; Metro TV to develop concepts for ongoing and future Renovate Louisville programs; the Kentucky Transportation Cabinet to undertake the Metro-wide architectural and archeological survey undertaken in conjunction with the Kentucky Archeological Survey.
5. **Staffing.** The recession and the reduction of government budgets have impacted staff numbers. Previously, three Landmarks staff positions were funded with CDBG monies from the federal government, the number was reduced to two in 2011, and the result was a loss of one of the Preservation Specialist positions. With the reallocation of Staff in 2012, one full time Project Architect position was not back-filled. To maintain good service and properly support the initiatives and programs of the Commission, adequate staffing is critical to the Landmarks Commission. Efforts should be made to ensure that all Landmarks positions are funded within the Metro budget.
6. **Training.** Louisville is classified a Certified Local Government (CLG) community which provides for review of potential National Register properties and access to federal grant funds. One of the requirements for maintaining CLG status is yearly training for members of the Landmarks Commission and Architectural Review Committees. Qualified training includes topics related to historic preservation and architecture. Staff will send training opportunities to members throughout the year to ensure compliance with this important program.

**Louisville MetroHistoric Landmarks
and Preservation Districts Commission**

Metro Development Center
Suite 300
444 South Fifth Street
Louisville, Kentucky 40202



**Greg Fischer,
Mayor**

Louisville Metro Council

Please also visit our website!

<http://www.louisvilleky.gov/PlanningDesign/Historic+Landmarks+and+Preservation+Districts+Commission.htm>

Facts & Figures for 2012

207—Applications for Certificates of Appropriateness

89% — Applications reviewed at Staff level

8- Number of Landmarks Staff in 2008

5- Number of Landmark Staff in 2012

6544—Approximate number of structures located within local districts and individual landmarks

3.0 % - Properties undergoing exterior change requiring review

2—Appeals of Decisions to the Commission

3—Designations of Individual Local Landmarks

15—Total Episodes of Renovate Louisville have been filmed in partnership with Metro TV

12,055—Number of "hits" for Renovate Louisville episodes on YouTube to date since 2007

2—National Register Nominations

7—Landmarks Public Outreach Presentations

1—Landmarks Staff Retirement

76— Staff hours of continuing education and professional development.

59-Bardstown Road Baxter Avenue Overlay cases reviewed by Staff.

40-Downtown Overlay cases reviewed by Staff.

